

SPENCER BLOCK

THE BUILDING

Spencer Block

A six-storey mixed-use rental building with 278 purpose-built rental homes. Homes are filled with contemporary architecture and street-level retail offers everyday convenience.

The Common Lounge

Resident lounge designed for gathering, relaxing, and entertaining.

- Comfortable lounge seating
- Social kitchen and bar area
- Direct access to the courtyard

The Lobby Workshop

Flexible coworking space designed for focus and remote work.

- Dedicated work tables
- Wi-Fi ready

The Athletic Club

Fully equipped fitness centre featuring cardio equipment and strength training systems.

- Treadmills and bikes
- Free weights and strength training equipment
- Functional training space

Flow Studio

Dedicated space for yoga, stretching, and mobility training.

The Outdoor Grove

Landscaped outdoor courtyard designed for socializing and outdoor living.

- BBQ dining area
- Pergola with integrated lighting
- Firepit lounge seating

Pet-Friendly Living

- Dedicated dog run connected to The Grove
- Pet wash station

THE NEIGHBOURHOOD

610 Herald Street & 635 Chatham Street.

Located in downtown Victoria at Herald Street and Government Street, within walking distance to the waterfront and Inner Harbour. Immediate access to transit, employment, retail, dining, and cultural destinations.

 Walk Score: 99 | Transit Score: 92 | Bike Score: 96

Downtown Victoria at Your Doorstep

Within a 5 Minute Walk

- 30+ restaurants and cafés
- 6+ gyms and fitness studios
- 50+ retail shops, markets, and services
- Chinatown & Fan Tan Alley

Within a 10 Minute Walk 

- Victoria's Inner Harbour waterfront
- The Bay Centre
- British Columbia Parliament Buildings
- Fairmont Empress
- Royal BC Museum
- Save-On-Foods Memorial Centre
- Harbour Air Airport Terminal

Within a 20 Minute Walk 

- Fisherman's Wharf
- Galloping Goose Trail start
- Crystal Pool & Fitness Centre
- Ocean Point Resort

Within a 15 Minute Drive 

- UVic (15-minute drive)
- Camosun College (12- minute drive)
- Sprott Shaw College (5-minute walk)


MANAGED BY:
DEVON PROPERTIES

OWNED & DEVELOPED BY:
NICOLA WEALTH REAL ESTATE

**Devon**
PROPERTIES

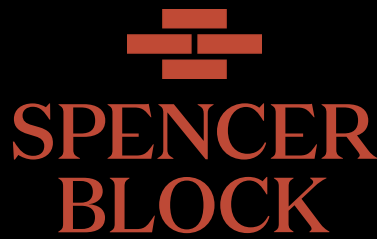
**N NICOLA**
REAL ESTATE

610 HERALD ST & 635 CHATHAM ST

 778.910.7790 - TO BE CHANGED

 SPENCERBLOCK@DEVONPROPERTIES.COM

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THE HOMES

Thoughtfully planned studio to three-bedroom homes designed for functional urban living. Each residence combines efficient layouts with durable, modern, polished chrome finishes. Homes are designed with efficient layouts, integrated storage, and durable materials suited to everyday living.

Living and Suite Features

- Luxury wood-style vinyl plank flooring
- Easy-Pull Roller Blinds
- LED lighting throughout
- Air-cooled suites
- Keyless entry
- High-speed WiFi ready
- In-suite washer and ventless dryers
- Built-in closet storage shelving
- Flex rooms (select layouts)
- Private outdoor space (select homes)

Kitchen Features

- Complete stainless-steel appliance package
- Quartz countertops
- Stainless steel undermount sinks
- Soft-Close Cabinets
- Pantry storage (select layouts)
- Gooseneck faucet with pull-down sprayer
- Recessed LED under-cabinet lighting

Bathroom Features

- Full bathtub with integrated showers, with select units offering easy walk-in showers
- Quartz countertops
- Modern plumbing fixtures with chrome finish
- Undermount porcelain sinks

RESIDENT PERKS

- Moe's Furniture Store - Residents receive a 25% discount in-store, plus the opportunity to enjoy special events.

THOUGHTFUL ADDITIONS

Parking

Designed to support urban living with secure, efficient resident infrastructure.

- Secure underground resident parking
- EV charging capability
- Visitor parking for guests

Storage & Bicycle

- Bike repair station
- Secure bicycle storage
- Dedicated residential storage lockers

Technology

- Convenient digital app to pay rent
- Mobile maintenance requests
- Common area Wi-Fi

Security & Peace of Mind

- Secure fob-only community
- Building-wide surveillance system
- 24-hour emergency call centre
- On-site maintenance manager

Convenience

- \$0 application fee
- No move-in/out fees
- On-site management

Extra Convenience

- Secure package parcel lockers
- Peace of mind with energy-efficient building systems


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